

Redevelopment Opportunity

9 & 11 Central Avenue and 8 & 12 Sherman Street

- 16,000 Square foot brick and masonry building with open floor plan
- Municipal water & sewer
- Natural gas
- Large electrical service
- Newer rubber membrane roof
- Large auto freight elevator with access from each floor at the rear.
- Located in the heart of the Central Business Improvement District.

Tax Map #'s:

65.80-2-22
65.80-2-21
65.80-1-35
65.80-1-34

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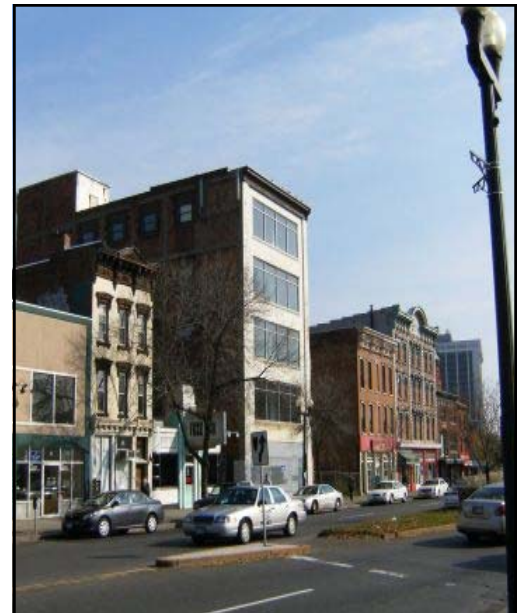
518-426-5211x 110
WWW.TLMETZGER.COM



For Sale
\$435,000

*The former Armory
Garage Building*

This would make an ideal conversion to first floor retail or office use with the upper floors converted to loft type apartments



All information deemed reliable but not guaranteed